

Westwego 70094

ZIP code · LA · Louisiana · Jefferson Parish · Westwego

BUYER'S MARKET

\$179K

MEDIAN SALE PRICE

+19.0%

1-YR CHANGE

225

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



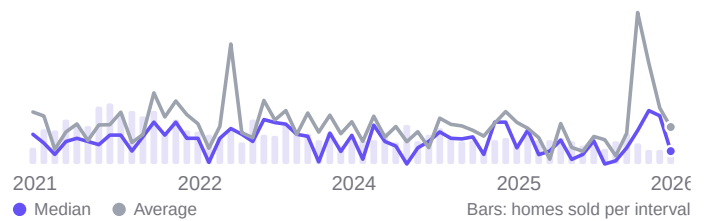
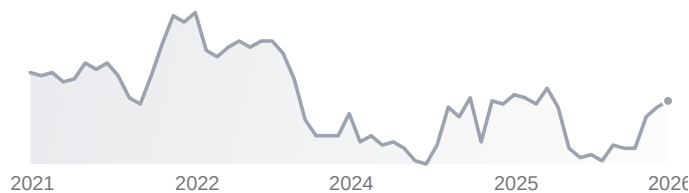
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$140K · Average \$177K

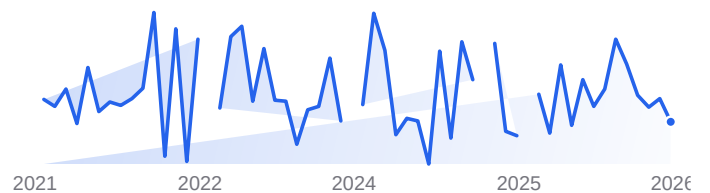
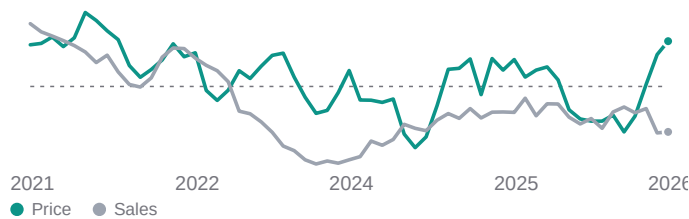


Growth (year over year)

Price +19.0% · Sales -19.1%

Price per square foot

\$70/ft²

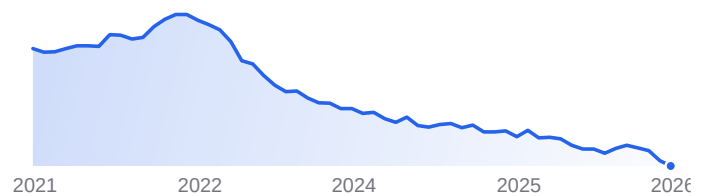


Sale premium vs estimated value

-14.0%

Annual turnover (share of homes sold)

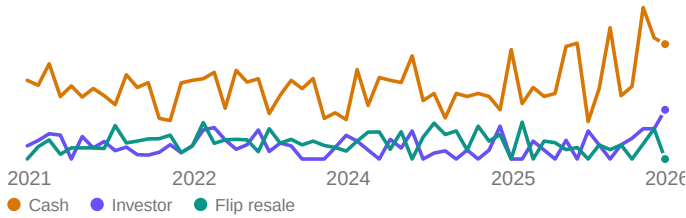
2.1%



BUYERS & OUTCOMES

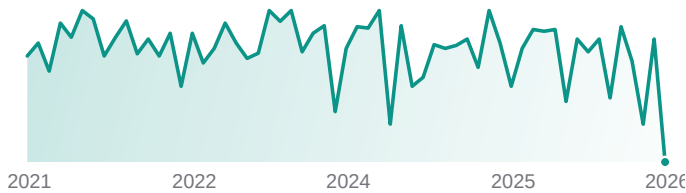
Buyer mix

Cash 58% · Investor 25% · Flip resale 0%



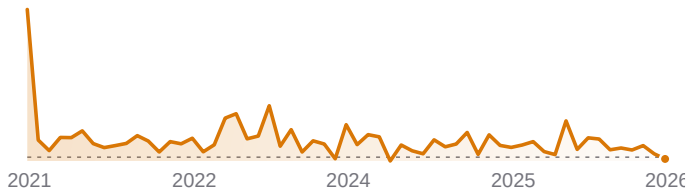
Sellers who sold at a gain

33%

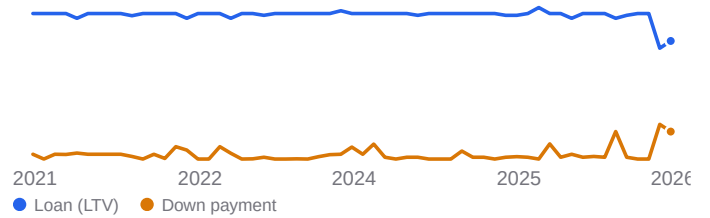


Median annualized return at resale

-0.7%

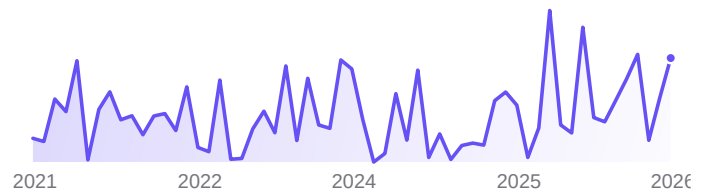


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



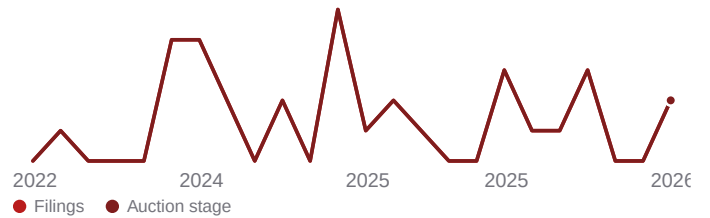
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,878
Median value (AVM)	\$117K
Median size	1,357 ft²
Median bedrooms	3
Median year built	1980
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	7.6%
Owner occupied	79%
Company owned	8.4%
Median loan-to-value	70%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	30,799
Density	456 / mi²
Median household income	\$53K
Average household income	\$69K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	26
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	21.8%
Unemployment	1.0%
Average temp	69°F
Annual precip	65 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.